

## **WETHERSFIELD PLANNING AND ZONING COMMISSION**

### **PUBLIC HEARING AND MEETING**

**APRIL 19, 2016**

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, April 19, 2016 at 7:00 p.m. in the Wethersfield Town Council Chambers located at the Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

### **1.CALL TO ORDER**

Chairman Thomas Harley called the meeting to order at 7:03 p.m. Welcoming all to the Planning and Zoning Meeting. Clerk Richard Roberts commenced the roll call.

#### **1.1.ROLL CALL AND SEATING OF ALTERNATES (5 Members required for quorum).**

| <b>Member Name</b>               | <b>Present</b> | <b>Absent</b> | <b>Excused</b> |
|----------------------------------|----------------|---------------|----------------|
| Thomas Harley, Chairman          | √              |               |                |
| Antonio Margiotta, Vice Chairman | √              |               |                |
| Richard Roberts, Clerk           | √              |               |                |
| Daniel Silver (alternate)        | √              |               |                |
| George Oickle                    | √              |               |                |
| Joseph Hammer                    |                | √             |                |
| Anthony Homicki                  | √              |               |                |
| Thomas Dean                      | √              |               |                |
| Ryan Allard                      | √              |               |                |
| Yolanda Antoniak (alternate)     | √              |               |                |
| James Hughes                     |                | √             |                |
| David Edwards (alternate)        | √              |               |                |

Also present, Mr. Peter Gillespie, Economic Development/Town Planner, and Mary Lou Wall, Recording Secretary.

Members of the public were present

Chairman Harley indicating there were three (3) alternate Commissioners present and only two will be allowed to vote; Commissioner David Edwards offered not to participate in the voting.

### **2. OLD BUSINESS**

None

### **3. NEW BUSINESS**

#### **3.1 C.G.S. § 8-24 Review – Review of the five-year Capital Improvement Program**

Town Manager Jeff Bridges was present to seek C.G.S. § 8-24 approval on the Capital Improvement Program as presented in the proposed budget. The town for the next year has proposed allocation of \$903,000 worth of individual improvements (roughly \$500K of Bond Premium as an additional contingency for the high school renovation project with the last phase of construction that will take place this summer). The recommended projects are by categories and discussion began after Town Manager Bridges offered to answer any questions regarding any particular project. In next year's budget, we will try to put money aside to take care of the Salt Shed for Physical Services, first year repainting Standish House and those kind of things. The Chairman of the Capital Improvement Advisory Committee regrets he was unable to attend, he is out of town, but this meeting is taking place later in the process thank usual. Also the Town Engineer is not available as he is now retired.

Chairman Thomas Harley began by questioning if the Roadway/Pavement that is a separate item in the budget at what level. Manager Bridges answered 1.5 million.

Commissioner George Oickle inquired as to why the Pavement Maintenance (\$90K) and Parks (\$209K) were not split down the middle; commenting that he thought more should be in paving and if there is any state funding concerns for the roads.

Town Manager Bridges explaining parks and recreation covers a tremendous number of facilities and locations. When you look at all the facilities combined, this is a huge department and the exposure of park and recreation is huge when you look at Capital Improvements. Pavement Maintenance is in a separate fund. It is usually a spot issue or for parking lots. It is not for roads; roads are funded at \$1.5 million. For the Road Budget, there are two (2) grants from the state \$180K to 190K, and another, a little more than \$400K. Those two have not been tinkered with, and there is no indication that those two programs will be touched in this budget year, and we will get those dollars from the State.

Commissioner Anthony Homicki asking what streets are earmarked to be done.

Town Manager Bridges indicating they are posted on the Town of Wethersfield Website in the Town Manager's Management Report.

Commissioner Oickle inquiring about the handicap ramp and if that program will be continued and who is paying for that. Asking about the poor condition of some sidewalks and would like to see them redone and they need to be inspected.

Town Manager Bridges he did not foresee that program (disability ramp) ending, and the funding comes out of the regular budget, which is funded from a transfer from the General Fund to Capital Improvement Fund. As far as the sidewalks, they are the homeowners' responsibility and you never know when we will be looking at that.

Commissioner Daniel Silver requesting to know which set of bleachers (softball/little league) are in the budget. The manager will get that information, he was not sure but indicated they are all in desperate need of repair.

Commissioner Richard Roberts requesting to know where are the docks at Mill Woods Park. Commission Roberts also pointing out that the Fund Summary and Category Summary do not match. The Fund Summary 5 Year Total is \$60,539,700 and the Category Summary is \$23,143,200.

Town Manager Bridges Regarding the docks, it is in the pool area at Mill Woods Park and they are dilapidated and need to be replaced. Regarding the Fund and Category Summary, in the actual book they are different; he will check on that.

Chairman Harley noting that the Parks and Recreation is a pretty big chunk and is it the same every year. It is a 25% number I was surprised. Are you shooting for that each year?

Town Manager Bridges The Chairman could better describe the process of the Capital Improvement Program but each year each department gives us their list of projects with numbers and whether it is a safety factor or a regulatory factor or matching grants that is what is looked at. There is no real target to get the same sum each year. Manager Bridges used the example of the Board of Education which has a smaller amount since they may have leftover dollars to use. Whatever seems to be the best based on a number of factors.

Commissioner Oickle asking regarding number 19, drainage, 222 Ridge Road, what is that? Also, storm water Phase 2, number 25 what are the phase issues.

Town Manager Bridges responding that it is a catch basin on Ridge Road that is insufficient and the water goes down into the LaCava Development and floods into those houses. In regard to the Phase issue, it is a certain regulatory standard; Phase 2 storm water permitting.

Vice Chairman Antonio Margiotta stating to the Town Manager, a great job under challenging economic conditions and asking Manager Bridges, in his opinion, if there is anything that was not funded that should have been funded? The camera for the schools does this come out of this budget?

Town Manager Bridges we can find merit in every project, when the staff looks at these projects. You can always find something more to do. We encourage the community to do as much as possible and we should do more. This is the face of Wethersfield but fiscal constraints drive the motor of these projects. There is about \$300K left over from prior projects that the Board of Education was allocated and with this \$50K allocation they can do their camera system project, so that is accounted for.

Commissioner Oickle questioned Pavement Maintenance on Middletown Avenue item number 4 and 5 parking at Wilkus Farm.

Town Manager Bridges explaining that there is a narrow bridge or tunnel with some jersey barriers on the side to provide demarcation and we want to upgrade that with guard rails. The MDC is doing a project and we are hoping to piggyback the project and have them help us when they do their work. There will be four parking areas at Wilkus Farm, and it will include some gravel base and some boulders or buffer/barriers so people cannot drive across or onto the property and get stuck; dedicated off street parking.

Commissioner Ryan Allard stated that there were a number of streets with MDC upgrades were they included in the Pavement Improvement Program. He indicated it would be a shame to know if they were included in this prior to MDC coming back to complete the work that they need to finish.

Town Manager Bridges indicating that without knowing the street name, depending on the depth or severity of the cut, they can do a full street replacement or spot repair, it is a street by street issue and it is their responsibility. He will look into Somerset for Commissioner Allard and some of the surrounding streets. There were a number of streets that MDC did and MDC is responsible for work they did on those streets. We try to get the MDC plans ahead of time and hold off. A case in point, not with MDC but with the gas company was Avalon and Harmon, we held off until the gas company got out of the way. We will go into this area this year and that area will be very refreshed.

Chairman Harley asking if there are not any additional questions, he would like a Motion for an **8-24 Review.**

**Motion that we give a positive report on the proposed Capital Improvement Budget with an additional comment that we strongly recommend that the Council continue to fund for Road Pavement Improvements at a level of not less than 1.5 million a year.** Motion made by Commissioner Richard Roberts

**Second** by Commissioner Anthony Homicki.

Aye -9 - Commissioners, Allard, Antoniak, Dean, Harley, Homicki, Margiotta, Oickle, Roberts, Silver

Nay - None

Abs. - Commissioner Edwards

Chairman Harley stating that Mr. Edwards was not participating in the vote.

**3.2 PUBLIC HEARING APPLICATION NO. 1903-16-Z CEI Engineering** seeking a Special Permit in accordance with Section 5.2 (Permitted Uses) of the Wethersfield Zoning Regulations for an addition and site improvements to operate a truck service repair shop at 1024 Silas Deane Highway.

Chairman commenting that he will forego the discussion of how the public hearing works and if there is someone in the public who wishes to ask a question, please raise your hand.

Attorney Neil R. Marcus, Cohen and Wolf P. C. Attorneys at Law, representing the applicant from Danbury, Connecticut. Attorney Marcus has been brought in by the applicant to try to expedite the process. We had a concern that this matter has been bogged down, particularly internally in the applicants own process. I am here tonight with Bob Kirk, who has been here from the beginning and to see if we can bring this to some reasonable conclusion soon. The commission has been patient extending the time with the work that needs to be done on the site. Site plan and the proposal has not really changed much and Bob Kirk got a staff report with some 12 site plan comments this afternoon that they will incorporate into the plan when appropriate and we can go through them very briefly.

Chairman Harley there is another memo from the Engineering Department dated 3/15/2016, the Chairman asked if they have seen this memo from the Engineering Staff. Mr. Kirk indicated that he has not seen this March memo actually in front of him. Chairman Harley asked Commissioner Thomas Dean to show the applicants the memo, since Mr. Kirk indicated that the he did not see this actually in front of him. Chairman continued asking to start with the twelve conditions on Town Planner Peter Gillespie's memo and with a brief description, since it is new to some of the Commissioners.

Mr. Robert Kirk said that his engineers will address the issues. Then he discussed things that have been repaired and those that have not been completed. All the repairs on the side of the building, repair of the fence, recap and repaving and removal of storage trailers will be completed but they need to do the building first. They decided to add additional service space. Now that they have an actual conceptual plan, they can begin to move forward. (Overhead Screen showing building etc.)

Commissioner Yolanda Antoniak requested that Mr. Kirk go through the twelve items indicating what has been done.

1. Parking lot shall be resurfaced or capped - **Pending**
2. Two (2) storage trailers shall be allowed to remain on site - **Pending**
3. Flatbed trailer shall be removed from the property - **Permission for them to remain**
4. Fencing surrounding the tire storage area shall be replaced - **Outside Fence is down**
5. All brush piles and litter encroaching upon the Railroad Right of Way shall be removed - **More to be done - Seasonal Maintenance**
6. Building roof leaders shall be repaired - **Done**
7. Tires outside of the building shall be stored in the trailers or fenced in storage area - **No comment**
8. Exterior of the building shall be painted - **Done**
9. Parking lot shall be re-stripped once the lot is resurfaced or capped - **Pending**
10. Dumpsters shall be screened - **Shall not be screened since location will change**
11. All vehicle repairs will be performed within the building and not on the exterior -

**Need to remedy with the new addition to the building**

12. Fenced area shall either be removed or repaired – **Comment we only have the one fenced area.**

Commissioner George Oickle There are a couple of phrases he wished to discuss. He is not in favor of “recapping,” it needs to be repaved right to the upfront not recapped; Commissioner indicated after going down to the site and looking at it. We do not want half an effort, we want the whole thing. We want it all done. Also, asking if they own both locations requesting strongly that Goodyear take care of the entire area, both lots. Your plans are hard to read. All the fencing should be removed and replace all of it.

Chairman Harley asked Mr. Kirk if there is a site plan to walk people through.

Mr. Bobby Kirk replying to the questions asked, they realize it is more extensive and probably is not a recap. We do not have any responsibility for that front location; they are separate lots and a separate LLC, and he can’t respond for them. I can’t make any promises for that lot regarding the paving. But they are owned by the same company, Goodyear. We are removing all fencing and putting in a new addition with loading dock on the back of the building. The old building will stay and we made repairs and repainted. Truck service center will be on the south end of the property, which will be a new addition. The wetlands wanted us to drain on the south end with a trench drain on top of it, which is also a landscape area.

Commissioner Yolanda Antoniak asked the applicant who chose the landscaping and what kind of plants are proposed. Mr. Kirk stating the landscape architect engineering firm and the plants native to the area.

Vice Chairman Antonio Margiotta asking what size trucks.

Commissioner Dan Silver questioning concern over how many vehicles will be there due to the size of the vehicles, overnight uses, how many trucks, and how will that be done appointments/drop ins, and is it unlimited. These are issues that concern Commissioner Silver, since it is on the Silas Deane and we don’t want it to look like it’s all junked up. Asking if there would be a problem with stipulations for storing vehicles and vehicles staying overnight and not unlimited amounts of vehicles.

Mr. Bobby Kirk replying commercial trucks are coming in and stating they have been there for years and do not do heavy mechanical work just tire repair. This is not an expansion of the business. They do not leave them in our shops overnight. Mr. Kirk responded to Commissioner Silver’s suggested stipulation regarding vehicles stating he would not want a stipulation to say we could not have any because sometime we may have circumstances that might come up when a truck breaks down and we can’t move it.

Chairman Harley asking Mr. Kirk if there is a number he has in mind we can stipulate. Mr. Kirk replying, he would be comfortable with an allowance with at least three, would that be a number everyone is comfortable with.

Attorney Neil Marcus commenting the optimum way of repairing a tractor trailer is to have a drive through facility. The repair site we have is one way in and the same way out, which this is not a state of the art facility.

Commissioner Oickle I assume the old shed is going and the four metal containers and address the clearing of the back area - how far back, since there are houses there, and the issue of people traveling over your property on the south side wishing to get out of the line from neighboring Dunkin Donuts.

Mr. Bobby Kirk if the shed is empty we can remove it. We would be open to moving if the city is absolutely adamant; this is only temporary storage once the new building is approved and completed, it will not be needed. The building must be 11.4' away from the east, buffer zone per the Wetlands Commission, we are not going to touch that wetlands area.

Commissioner Ryan Allard commenting that the vast open space is enticing and therefore easy to cross over the curb as an escape path for drive thru patrons. Commissioner Oickle does not think a curb will deter people. Attorney Neil Marcus saying that they are thinking of putting a low chain linked fence, as a deterrent.

Chairman Harley requesting that they circle back to the site plan going over the twelve (12) items:

Attorney Marcus will take these questions:

Item 1. Issues identified in March 15, 2016 memorandum from the Engineering Department - *we believe our Civil Engineers are addressing those to the satisfaction of the Town Engineer.*

Item 2. A proposed lighting plan that incorporates all cutoff fixtures - *we will make sure that is appropriate with the cutoff fixtures that's fine.*

Item 3. A more comprehensive landscaping plan that would bring the site in closer compliance with the requirements of the zoning regulations. A waiver may be required. - *That is a little vague. We approve the landscaping plan, we will try to do that and then find out if we need any waivers. We are trying to refit an old site that is predominately blacktop. We are not opposed to trying to developing an adequate plan. They will have to do that and submit it. We will work on that. Whatever you find you want to leave it better.*

Commissioner Oickle when you are tearing up the pavement you can do some planting and any conflict to provide adequate parking. *Attorney Marcus no parking issues.*

Commissioner Richard Roberts In the past there are a lot of sites and completely are non-compliant. As long as there is a good faith effort made and communicate to the staff, we would not be adverse to granting the waivers. *Attorney Marcus you want to screen the borders.*

Chairman Harley How do we move forward.

*Attorney Marcus We can address all of this within 30 days. And, they are not adverse to approvals with conditions.*

Town Planner Gillespie thinks it is better to continue until the next meeting. It would be the preferred way to go. There are like 25 or 30 conditions to work on. We need calculations on which they can't provide us with tonight. We need to go through these issues so they some direction from us.

Chairman Harley stated he wants all to keep in mind that we need to go back eventually to the waivers as to the parking spaces but would like to continue to next item number four (4).

Item 4. Revise the site/zoning table as the side yard is 25.37 feet and rear yard is 90.47 feet. Given the proximity of the proposed building to the minimum of 25 foot side yard it is suggested that an as build foundation survey is provided to the building department prior to construction of the building to insure compliance with the zoning regulations. *Stating it is a reasonable suggestion and we can incorporate it.*

Item 5. Demolition Plan – Clarify note that indicates a storage container is to be relocated? To Where? On Site? *Reasonable, we have a demolition plan we can clarify.*

Item 6. Demolition Plan – identify limits of tree clearing on rear of property. These trees provide a buffer for the residential properties located to the east of the site. *We can incorporate this into the plan, there is really no discussion.*

Item 7. Identify location and proposed screening of refuse/dumpster areas. *The same thing, it will be added to the plan.*

Item 8. Proposed signage plan has not yet been reviewed by design review or zoning officer for compliance. *The proposed signage plan has not been approved. Mr. Kirk adding that Denise Bradley, Assistant Town Planner, needs to do the calculation. Attorney Marcus adding that they may need a variance, answer is “so noted “- may need a separate approval (two sites).*

Item 9. It appears that the patrons of the Dunkin Donuts drive thru located to the south of this site are utilizing this parking area as either a bypass or cut thru. How does this plan address this issue? *Will put some sort of obstacle there, a low chain linked fence, that may be the answer.*

Item 10. Identify limits of new paving reconstruction. *Okay, not a problem*



Item 11. Is it possible to remove the existing electrical transmission pole proposed for electrical transformer and provide underground service from Silas Deane Highway? Proposed pole is located on curb line for drive thru lane and may become a problem with vehicle collisions.

*This we cannot do, it is not on our property so we want to nix that. Planner Gillespie commenting that some is on your property and if you are saying the underground trenching coming in from the front north side connecting to building, it is not showing on the plans. Attorney Marcus stating that we should show the utilities more clearly.* Commissioner Silver adding that the number of overnight on site can it be put together? *Mr. Kirk said it will be included in narrative.*

Item 12. The applicant should provide a narrative regarding the nature of the activities to be conducted in the proposed building particularly as it relates to truck servicing. This narrative should include business hours of operation. *We can provide to you, trucks come in we fix the tires and truck goes out. Planner Gillespie stating where the trucks are stored and where they park, employee, customer, vehicle and overnight parking should be included in narrative or site plan. Mr. Kirk stating okay we will include in narrative as well. Also, the pattern and number of overnight trucks coming in at a time will be included in narrative as well.*

Chairman Harley discussing the Planner's memo he kindly put together, requesting a waiver in accordance with **Sections 7.4** to reduce the number of required parking spaces per service bay. There is not a specific criteria for truck service per Mr. Kirk. Chairman asking Peter Gillespie if it is all regular automotive repair which is why we are requesting this.

Planner Gillespie indicating they are required to have 11 spaces. They only have 7 spaces. Total proposed seven (7) spaces standard size and 2 handicap spaces. It is a combination of Warehouse (5 required) and Motor Vehicle Repair and Service (6 required).

Chairman Harley Is it normal size parking spaces for trucks, and shared access parking, is it legal as well, and what is the amount of parking on the other site. Staff will look into the amount of parking on the other side. It must be on the site plan as well.

Mr. Kirk we have 50' shared access parking on the south side of the Goodyear retail property. We will target to meet on May 17, 2016. Town Planner Gillespie said that notification of neighbors will not be necessary again and no one from the public was here for this hearing. Also, they have a manual sign and Denise is looking into the code. And they will go to Design Review.

Commissioner Silver. Coming in with tractors only not trailers. Mr. Kirk answering yes, typically tractors only.

Chairman Harley are there any other questions for the applicant. This is a public hearing.

Commissioner Anthony Homicki Mr. Chairman is the Fire Marshall information incorporated into the motion regarding to store the old/used tires, waiting for disposal on the site, memo dated April 15, 2016.

**Motion to Continue** Public Hearing by Commissioner George Oickle

**Second** by Commissioner Richard Robert

Aye - 9 Commissioners, Allard, Antoniak, Dean, Harley, Homicki, Margiotta, Oickle, Roberts, Silver

Nay - None

Abs. - Commissioner Edwards

#### **4. OTHER BUSINESS**

NONE

#### **5. MINUTES** - February 2, 2016, February 17, 2016 and March 15, 2016

Chairman Harley beginning with February 2, 2016 minutes indicating that there were 6 members present all six (6) that were present at that hearing are here tonight and shall vote; Specifically, Chairman Thomas Harley, Commissioners Ryan Allard, Yolanda Antoniak, Thomas Dean, George Oickle and Richard Roberts. Any questions.

Commissioner Richard Roberts inquired about Item Number 8. Correspondence Executive Session - Revise, to the agenda and take out *next*. Add statement at the end *that we added it to the agenda, went into Executive Session, who was there, no votes were taken, came out and adjourned*.

**MOTION Approval of February 2, 2016 Minutes** by Commissioner Richard Roberts.

**SECOND** by Commissioner George Oickle

Aye -6

Nay - None

Chairman Harley moving on to the February 17, 2016 all those present eight (8) members are also present here tonight and will be voted on tonight and shall vote. Specifically, Chairman Thomas Harley, Vice Chairman Antonio Margiotta, Commissioners Ryan Allard, Yolanda Antoniak, Thomas Dean, Anthony Homicki, George Oickle, and Clerk, Richard Roberts.

Commissioner Richard Roberts all the references to decimals should be corrected to *decibel*

Commissioner Thomas Dean Correction on page 3 under Commissioner Dean, third paragraph spelling correction, should be *Rationale* not Rational.

**Motion Approval of February 17, 2016 Minutes** by Commissioner George Oickle

**Second** by Commissioner Anthony Homicki

Aye - 8

Nay - None

Chairman Harley moving on to the March 15, 2016 minutes. All those seven (7) members are also present here tonight and shall vote; Chairman Thomas Harley, Clerk/Commissioner Richard Roberts, Commissioners George Oickle, Anthony Homicki, Thomas Dean, Ryan Allard, Yolanda Antoniak.

Town Planner Peter Gillespie correction on Application Number 1901-16-Z Leonardo Gugliotti etc. should be 1902-16-Z

Clerk Roberts Abstained in both places on page 8, Commissioner Roberts did not participate.

**Motion Approval of March 15, 2016 Minutes** by Commissioner George Oickle

**SECOND** by Commissioner Ryan Allard

Aye - 7

Nay - None

## **6. STAFF REPORTS**

Town Planner Gillespie presented all the Commissioners with a Monthly Zoning Report for March, 2016 from Zoning Enforcement/Property Maintenance Officer, Justin LaFountain said memo dated April 14, 2016. Planner Gillespie indicating that the Zoning Officer has been very busy with over one hundred complaints. There are many people who do not realize that they do need permits.

Chairman Harley indicating Zoning Officer LaFountain is doing a diligent job and Commissioner Oickle applauding his work along with others. Commissioner Antoniak, asked how the violations are found. Planner Gillespie indicating most calls are coming in and also the staff is going out checking for violations and many people do not realize they need permits. Commissioner Antoniak asking a question to explain the City Fish sign violation. A condition was on their permit, and they were not complying with it. He will be coming in to discuss that with you shortly. Commissioner Roberts noticed that they are chopping up that elevated concrete an island by that Double A (1652 Berlin Turnpike) and is that maintenance work or the used car lot coming back. Planner Gillespie does not know who is behind the work, so I owe him a phone call to find out what is going on. Some conversation ensued.

## **7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING**

NONE

## 8. CORRESPONDENCE

**8.1.** A letter dated April 7, 2016 from Dutton Associates regarding a request for a 90 day extension to file mylars for the Reservoir Estates Subdivision.

Town Planner Gillespie explaining that James Dutton, Dutton Associates, Surveyors (client is CCC Construction, Frank DiBacco) have not yet filed nor have they complied with some of the other required conditions – so a vote would be in order for the 90-day extension. Chairman Harley asking if Planner could offer the Commission any insights and if there should be a concern as to why this has not been completed. Planner Gillespie indicating that the revised drainage plans were just put in today and also the drainage calculations. Additionally, they have been busy with the utility companies getting approved and making sure they do not change the plans they have approved. They have cleared the right of way of trees and that is as far forward as they can go at this time until compliance with Commissions approval.

**Motion to grant a 90 day extension to file the mylars on the Reservoir Estates Subdivision by Commissioner Richard Roberts.**

**Second** by Commissioner George Oickle

Chairman asking for any further discussion

Aye – 9 - Commissioners, Allard, Antoniak, Dean, Harley, Homicki, Margiotta, Oickle, Roberts, Silver.

Nay – None

ABS – Commissioner Edwards

**8.2** A letter dated April 8, 2016 from Fred Bushey regarding the approved parking lot layout at 370 Silas Deane Highway (Wethersfield Transition Academy).

Town Planner Gillespie stating (actually it was an email received) at the March meeting you previously approved plans for the Wethersfield Transition Academy and there was back and forth on the amount of parking spaces. When they went back to look this over more, they found they are short six (6) parking spots. And, now they have come back to show how they would accommodate the 34 parking spaces for number 364 and 370 Silas Deane Highway. Planner Gillespie feels this is adequate for their particular needs. The only difference between this plan and the old plan that existed for the site behind 364, there was a double row and that did not work. There are a few odd spaces so we will work with them as we go forward on a final but this again is not a heavy parking car use. I do not remember any parking comments from the public.

Commissioner Dan Silver will abstain since his wife is on the Board of Education and actively involved in that planning.

Chairman Harley the forty (40) comes from the strict interpretation of the square footage of the two buildings, is there a waiver required administratively. We did not have a strict calculation either, per Planner Gillespie. And, asking the Town Planner if he is comfortable with an affirmative vote from us.

Commissioner Oickle asking where do they drop off. Planner Gillespie responding that most are dropped off in front of the building, but there is not a designated space in the front of the building. Commissioner Roberts asking how many spaces does 364 Silas Deane require and what about a Flood Plain is that an issue now. Planner Gillespie responding Flood Plain is not an issue now. The site plan submitted way back had 37 spaces, we have 34 and we may lose a few. He does not see the square footage for the funeral directors office. Commissioner Antoniuk that issue came up as to what kind of use was in that building. Planner Gillespie saying it is their office and they have an occasional board meeting; the building is 26x26 so it is not a lot of spaces. Commissioner Roberts wanted it to be part of our analysis, while they do not need all the spaces acknowledge that not all 34 spaces are available to them. Commissioner Homicki commenting especially since the administrative personnel will be on the second floor and if more students attend will affect the parking and is it relevant. Town Planner Gillespie saying that he thinks the issue will be the staff more than the number of students. They will need at least 2 handicap spaces and the handicap ramp is on the side; probably do one at the back door and at the ramp.

Chairman Harley stating that the Planner and Zoning Officer will work with them to finalize the plan and wants a Motion hoping in support of the Motion.

**MOTION that we find that the parking shown on the April 8, 2016 site diagram plan for the Wethersfield School Transition Academy represents sufficient parking spaces for the approved use at 370 Silas Deane Highway and the existing use at 364 Silas Deane Highway. By Commissioner Richard Roberts.**

**SECOND** by Commissioner George Oickle.

Aye - 8 - Commissioners, Allard, Antoniuk, Dean, Harley, Homicki, Margiotta, Oickle, Roberts.

Nay - 0

Abs - 2 Commissioners Edwards, Silver

Motion passes 8-0

**8.3** A copy of a concept sketch for the Intersection of Russell Road and Route 15 SB off-ramp and Route 175.

The Town Manager has asked DOT to hold a public information session and wanted you to be aware of this prior to holding this session. They want to accommodate that movement (traffic) coming off of the off ramp which backs up onto Route 15; trying to transition the traffic so it can

onto Route 175. They are going to keep that island and expand other islands to make it smoother; they are minor. More information to come and if you want a color photo, we will get that to you. Any questions. Conversation ensued.

## **9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS**

**9.1 PUBLIC HEARING APPLICATION NO. 1904-16-Z Vet Med LLC** seeking a Special Permit in accordance with Section 5.2.1 of the Wethersfield Zoning Regulations for demolition, new construction of a veterinary hospital and associated site improvements at 434-442 Silas Deane Highway.

Town Planner indicating they will be going to the Design Review meeting and the Wetlands as well. And then back to the Commission.

**9.2 APPLICATION NO. 1905-16-Z Andrezej Golka/5<sup>th</sup> Avenue Motel** seeking site plan and design review in accordance with Section 5.2 (Permitted Uses) of the Wethersfield Zoning Regulations to construct a single family residential addition to the existing structure and associated site improvements at 1695 Berlin Turnpike, west side.

Town Planner felt the Commission should look at this.

**9.3 PUBLIC HEARING APPLICATION NO. 1906-16-Z John Anagnos** seeking a Special Permit in accordance with Section 6.3 (Sign Regulations) of the Wethersfield Zoning Regulations to modify Application No. 1847-14-Z at 884 Silas Deane Highway (City Fish).

Town Planner indicated Mr. John Anagnos would like to talk to the Commission about the conditions and discuss making some changes to the application.

## **10. ADJOURNMENT**

Chairman asking for a Motion to Adjourn.

**Motion to Adjourn** by Commissioner Roberts

**Second** by Commissioner Anthony Homicki

Adjourned

Respectfully Submitted,

Mary Lou Wall

Recording Secretary

